

MINUTES OF THE MEETING OF THE
REAL ESTATE & COMMUNITY DEVELOPMENT COMMITTEE MEETING
RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
AT 600 EAST BROAD STREET
5TH FLOOR CONFERENCE ROOM
IN RICHMOND, VIRGINIA
TUESDAY, APRIL 28, 2026, 5:30 p.m.

Board of Commissioners In Attendance

Harold Parker, Jr.
Charlene Pitchford
Dyanne Broidy
Kyle Elliott

Virtual Attendance

Eddie Jackson, Jr.

RRHA Staff

Steven Nesmith, Chief Executive Officer
Michael Kelly, Chief Operating Officer ~ Virtual
Kim Cole, Chief of Staff
Sherrill Hampton, SVP of Real Estate and Community Development
Patrick Baisi, Associate Counsel
Logan McClary, Executive Administrative Assistant for Real Estate & Community Development

Call To Order

Chair Harold Parker called the meeting to order at 5:30 p.m. and a quorum was not established at the beginning of the meeting, but upon Ms. Pitchford's arrival a quorum was established.

Approval of Minutes

- March 31, 2026, Meeting Minutes.

Motion (*Pitchford*/?) to approve the March 31, 2026, RECD meeting minutes.

Motion carries unanimously.

Citizens Comments

No citizens signed up to speak.

Real Estate Department Updates

~ Fay Towers -- A presentation was presented by the NHP Foundation and their local partner the Hanson Company. They spoke about their respective company history and projects they have worked on which parallels to the Fay Towers project. Community engagement was also talked about as well as minority participation in this project. This project is expected to begin in approximately 2½ years. As things progress and move forward, they will come back with another presentation to update the board on progress.

~ Gilpin Court – The Build First project involves 21 parcels, and it will be 56 units that will mitigate displacement of residents, and they can be comfortable staying in their community. Fay Towers will be Build First number two which a presentation was given by HRI last month. There was a CNI stakeholders meeting held and 26 community partners and representatives from the City of Richmond and RRHA staff attended on a virtual call. CEO Nesmith advised that a RRHA is closer to a memorandum agreement with the city. Final policy issues are being worked out.

~ Creighton Court – There is a report in your packet. Noteworthy information is that 68 family households are still onsite, nine are pending moves. Demolition has started on the buildings with one coming down yesterday and they will continue to take all 16 buildings down. Also, there was a very successful eviction diversion event held at Armstrong Renaissance that RECD and the Southside Community Development and Housing Corporation held with the goal of helping any residents that were \$5,000 or less behind in rent get caught up moving forward. Approximately 50 residents attended.

~ Mosby Court South – A great meeting was held on April 16th with the Tenant Council representatives from the RTO and Mosby Court South residents. A Tenant Bill of Rights is close to finalization.

~ Anna Julia Cooper School – This is a great project for RRHA, and everyone is very excited and it is moving forward and there will be a celebration on May 21st that will celebrate some young residents that have attended the Anna Julia Cooper School and have now graduated. This school gives many opportunities for residents to attend school and continue their education in high school and also moving on to college.

Commissioner Pitchford brought up the hood parking lot and CEO Nesmith advised that he is helping the negotiations for the church and the 533 Club with the negotiations for the parking lot.

Section 3 & MBE/WBE Update

All numbers are looking good with the exception of Section 3, as there was an error found in the formula and it has been corrected. Further investigation will be completed to make sure that the information that is being pulled is correct and the numbers are correct and will be reported on at the next meeting. MBE is at 35% and with women owned we are at 13% so both of those categories are doing very well.

Resolution(s)

2026-16 Resolution to authority the approval of the selection of the Fay Tower codeveloper and the Fay Tower codeveloper is NHP Foundation and the Hanson Company.

Motion (*Broidy/Pitchford*) to approve sending Resolution 2026-16 to the full board.

Motion carries unanimously.

Adjourn

As there was no further business to discuss, Chair Parker adjourned the meeting at approximately 6:37 p.m.